

General Information

Parcel Number 89-13-07-000-103.002-001
Local Parcel Number 36-07-000-103.020-01

Tax ID: 001-00421-02

Routing Number

Property Class 101 Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township ABINGTON TOWNSHIP
District 001 (Local 001) ABINGTON TOWNSHIP
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 915002-001 ABINGTON-915002 (001)
Section/Plat 3607000
Location Address (1) 4353 STEVENS RD CENTERVILLE, IN 47330

Ownership

NEHER, CHRISTOPHER G & JUDITH
4353 STEVENS RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 7-15-14 20.462A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 12/03/2014.

Notes

1/23/2024 PERMIT/CO: 2024 PERMIT# 22-151 ADD NEW ADDITION PER F/C
5/10/2022 Misc: 2023 GENERAL REVAL



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (20.46), Actual Frontage (0), Parcel Acreage (20.46), Total Acres Farmland (18.91), and Total Value (\$41,500).

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2027

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows show detailed land data for various lots.

Data Source Permit

Collector 10/26/2023 P & Z DEPT.

Appraiser 12/29/2023 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 4712 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	144	\$8,300
Porch, Open Frame	280	\$13,200

**Plumbing**

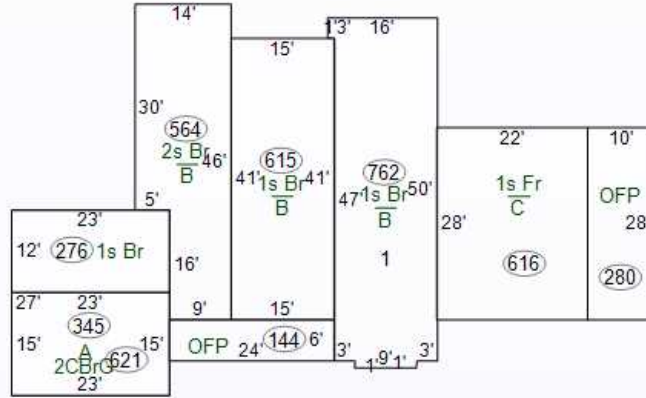
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	6	6
<b>Total</b>	11	18

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	2833	2833	\$238,500	
2	7	564	564	\$45,700	
3					
4					
1/4					
1/2					
3/4					
Attic		345	345	\$11,000	
Bsmt		1941	970	\$92,100	
Crawl		616	0	\$6,400	
Slab					

**Total Base** \$393,700

**Adjustments** 1 Row Type Adj. x 1.00 \$393,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2833 2:564 A:345	\$9,900
No Elec (-)		\$0
Plumbing (+ / -)	18 - 5 = 13 x \$800	\$10,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$418,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$21,500	\$440,200
Garages (+) 621 sqft	\$25,800	\$466,000
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$554,540</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	2	5/6 Maso	B+2	2004	2004	21	A		0.85		5,683 sqft	\$554,540	19%	\$449,180	0%	100%	1.240	1.000	100.00	0.00	0.00	\$557,000
2: Detached Garage/Boat H	1	Wood Fr	C+1	2006	2006	19	A	\$34.59	0.85	\$30.87	24'x40'	\$29,637	18%	\$24,300	0%	100%	1.240	1.000	100.00	0.00	0.00	\$30,100
3: Swimming Pool (R)	1		C	2012	2012	13	A	\$63.57	0.85	\$63.28	16'x32'	\$39,630	40%	\$23,780	50%	100%	1.240	1.000	100.00	0.00	0.00	\$14,700